

Message Text

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43

ACTION IO-10

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TO SECSTATE WASHDC 602

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UNCLAS GENEVA 874

E.O. 11652: N/A

TAGS: AORG, UN, ITU, WMO, ABLD, AFIN, ILO, WHO, WIPO

SUBJECT: BUILDING COSTS: UN AND SELECTED SPECIALIZED AGENCIES

REF: A. STATE A-9440

B. STATE 026977

1. ILO: CHANGE TO READ:

COLUMN 3, LINE 3 - 1952/54; COLUMN 4, LINE 5 - \$865,894;
LINE 7 (NEW BUILDING) - \$33,222,222 (EXCHANGE RATE USED IS SF 4.32
FOR US \$1). TOTAL - \$36,538,637. COLUMN 9 - NEW BUILDING
\$31.68. COLUMN 12 - CHANGE LAST NARRATIVE PARA TO READ:
EXCHANGE OF 2/3 OLD LAND FOR NEW LAND; \$4,166,667 FOR SALE OF
EQUITY IN OLD BUILDINGS, \$20,833,333 FIPOI LOAN AT 3 PERCENT BUT
NOT HIGHER THAN 3-1/2 PERCENT AND \$6,250,000 ADDITIONAL FIPOI
LOAN AT 3-1/2 PERCENT, BOTH FOR 40 YEARS. EXCESS EXPENDITURE
TO BE MET BY PARTIAL DEFERMENT OF 1975 AUTHORIZATION PAYMENT,
PLUS PROCEEDS FROM RENTAL OF OFFICE ACCOMMODATION. FREE
USE OF OLD PREMISES UNTIL CONSTRUCTION COMPLETED.

2. ITU:

A. BUILDING #1 (CHANGE). COLUMN 13-10 INSTALLMENTS.
FULLY PAID AS OF JANUARY 1, 1975.

B. EXTENSION (CHANGES). COLUMN 3 - \$8,893,280 (ESTI-
MATE). RATE OF EXCHANGE UTILIZED - \$1 EQUALS 2.53 SF.
COLUMN 4 \$8,893,280, COLUMN 5 - RECALCULATE US SHARE,
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COLUMN 6, 7 - REMAIN AT 0, COLUMN 9 - RECALCULATE COST PER

SQUARE FEET, COLUMN 10 - UNCHANGED, COLUMN 11 - BLANK, COLUMN 12 - \$8,893,280 LOAN FROM FIPOI AT 3-1/2 PERCENT FOR 25 YEARS, PLUS \$1,826,103 FROM REGULAR BUDGET. COLUMN 13 - TO COMMENCE JANUARY 1, 1976. ESTIMATED ANNUAL AMORTIZATION WILL BE \$558,498 A YEAR OVER 25 YEARS. CANCEL RENTAL LINE.

3. WIPO:

NEW BUILDING (CHANGES); COLUMN 3 - YEAR OF COMPLETION: JUNE, 1977 (ESTIMATED), COLUMN 4 - TOTAL COST (ESTIMATE): \$17,351,779 (RATE OF EXCHANGE \$1 TO 2.53 SF), COLUMN 5 - TOTAL: \$17,351,779, COLUMN 6 - US SHARE (APPROX) CANCEL \$167,000 AND RECALCULATE AS PER FOOTNOTE Z, COLUMN 7, 8, 9, 10, 11 - NOT AVAILABLE. COLUMN 12 - METHOD OF FINANCING, ETC: (\$17,351,779) LOAN FROM FIPOI AT 3-1/2 PERCENT FOR 40 YEARS. PAYMENT TO BEGIN THE YEAR AFTER COMPLETION, I.E. JANUARY 1978 (ESTIMATE).

Z) FOOTNOTE: FIPOI WILL LEND WIPO ANY INCREASE IN COST OF NEW BUILDING WHICH DEVELOPS UP TO END OF ITS CONSTRUCTION. RATE OF INTEREST IS SUBJECT TO CHANGE. IT IS ANTICIPATED FINAL BUILDING COSTS WILL BE HIGHER THAN THOSE INDICATED IN PARAS 4, 5 AND 12.

4A. WMO: CHANGE TO READ:

COLUMN 4 - \$1,139,343 (CANTON ASSESSED VALUE \$2,311,647; PURCHASE PRICE AT EXCHANGE RATE UTILIZED BY WMO OF US \$1 TO SF 2.74 IS \$861,383). COLUMN 5 - \$861,383; COLUMN 6 - \$202,080; COLUMN 8 - 23.46 PERCENT, \$38,130; COLUMN 9 - \$24.77; COLUMN 10 - 125 SQUARE FEET; COLUMN 12 - CANTON LOAN \$861,383, FIPOI \$2,372,263.

B. EXTENSION: COLUMN 4 - \$2,448, 750, COLUMN 5 - \$2,451,816; COLUMN 6 - \$575,196; ALL ENTRIES COLUMN 7-13 INCLUDE CHANGES IN 4A. ABOVE, APPLY JOINTLY TO WMO AND EXTENSION. NOTE: TOTAL AREA 144,879 SQUARE FEET, OFFICE SPACE 35,333 SQUARE FEET.

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5. WHO: HAS NOT YET REPORTED. WILL FURNISH DATA WHEN AVAILABLE. DALE

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Message Attributes

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